

BYLAW NUMBER 37D2010

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2009-0092)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

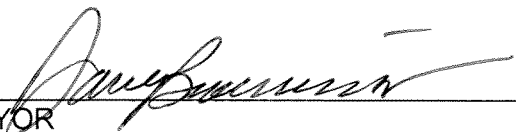
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 12TH DAY OF APRIL, 2010.

READ A SECOND TIME THIS 12TH DAY OF APRIL, 2010.

READ A THIRD TIME THIS 12TH DAY OF APRIL, 2010.



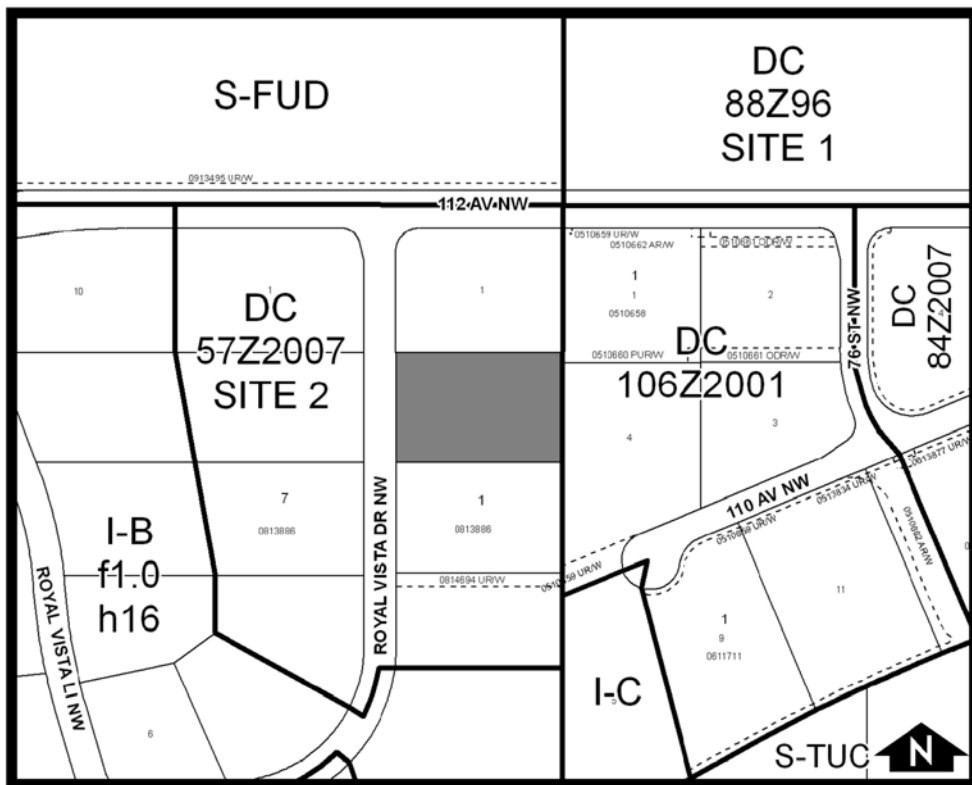
MAYOR
SIGNED THIS 12TH DAY OF APRIL, 2010.



ACTING CITY CLERK
SIGNED THIS 12TH DAY OF APRIL, 2010.

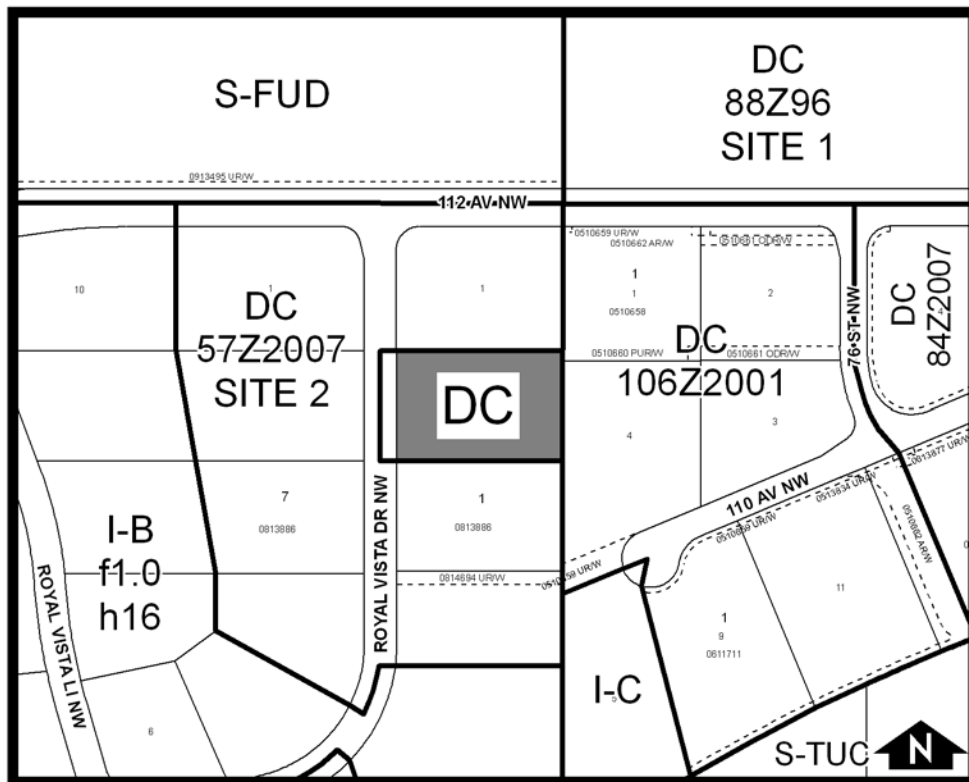
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) allow **Office**, auto oriented, and light industrial **uses** contained within **buildings**;

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- (b) limit sales activities in order to preserve a diverse industrial land base; and
- (c) limit outdoor storage.

Compliance with Bylaw 1P2007

- 2** Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3** Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4** The following *uses* are **permitted uses** in this Direct Control District:

- (a) **Park;**
- (b) **Sign – Class A;**
- (c) **Sign – Class B;**
- (d) **Sign – Class C;**
- (e) **Sign – Class D; and**
- (f) **Utilities.**

- 5** The following *uses* are **permitted uses** in this Direct Control District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Catering Service – Minor;**
- (c) **Counselling Service;**
- (d) **Fitness Centre;**
- (e) **Motion Picture Filming Location;**
- (f) **Motion Picture Production Facility;**
- (g) **Power Generation Facility – Small;**
- (h) **Print Centre;**
- (i) **Printing, Publishing and Distributing; and**
- (j) **Radio and Television Studio.**

Discretionary Uses

- 6** *Uses* listed in subsection 5 are **discretionary uses** if they are located:

- (a) in proposed **buildings**, or proposed additions to existing **buildings**, that are located on a **parcel** that is **adjacent** to a **major street** or expressway; or
- (b) on a **parcel** that does not have both sewer and water systems provided by the **City**.

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7 The following *uses* are **discretionary uses** in this Direct Control District:

- (a) **Auto Body and Paint Shop;**
- (b) **Auto Service – Major;**
- (c) **Auto Service – Minor;**
- (d) **Car Wash – Single Vehicle;**
- (e) **Child Care Service;**
- (f) **Convenience Food Store;**
- (g) **Custodial Quarters;**
- (h) **Dry-cleaning and Fabric Care Plant;**
- (i) **Gas Bar;**
- (j) **General Industrial – Light;**
- (k) **Health Services Laboratory – With Clients;**
- (l) **Health Services Laboratory – Without Clients;**
- (m) **Information and Service Provider;**
- (n) **Instructional Facility;**
- (o) **Medical Clinic;**
- (p) **Office;**
- (q) **Outdoor Café;**
- (r) **Personal Apparel Service;**
- (s) **Post-secondary Learning Institution;**
- (t) **Power Generation Facility – Medium;**
- (u) **Protective and Emergency Service;**
- (v) **Restaurant: Food Service Only – Small;**
- (w) **Special Function Tent – Commercial;**
- (x) **Special Function Tent – Recreational;**
- (y) **Specialized Industrial;**
- (z) **Take Out Food Service;**
- (aa) **Utility Building; and**
- (bb) **Veterinary Clinic.**

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Outdoor Product Display

9 A *use* may not accommodate an outdoor product display area.

Display and Sales Area

- 10 (1)** Unless otherwise referenced in subsection (3), a *use* that is not defined in Part 4 of Bylaw 1P2007 as having a sales or rental function may accommodate a display and sales area provided the products displayed or sold are associated with the *use*.
- (2)** The maximum floor area of a display and sales area located in a **building** is the greater of:
- (i) 38.0 square metres; or

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- (ii) 10.0 per cent of the **gross floor area** of the **use** to a maximum of 280.0 square metres.
- (3) A display and sales area is not allowed where it would operate exclusively as a **Retail Store**.
- (4) A display and sales area must only be located on the ground floor of **buildings**.

Storage of Goods, Materials, and Supplies

- 11 (1) A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:
- (a) not located in a **setback area**;
 - (b) not located between a **building** and a **major street** or **expressway**; and
 - (c) shown on a plan approved as part of a **development permit**.
- (2) Goods, materials or supplies stored outside of a **building** have a maximum height of 5.0 metres.
- (3) The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

Screening

- 12 Parking, loading docks, outdoor activities, service bay doors, and equipment located outside of a **building** must be **screened** from view of:
- (a) **adjacent** properties; and
 - (b) the **street**.

Gross Floor Area for Offices and Administrative Areas

- 13 The cumulative **gross floor area** of **Office uses** contained within a **building** is unlimited.